Row 5

Loan #273548

1991 JUN 4 8 09 AM '91

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF May, 19 91

Notary Public

MY COMMISSION EXPIRES: 1/31/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edgar H. Sugg, Attorney, 5134 Millbranch, Memphis, Tennessee
NAME ADDRESS

BOOK 8365 PAGE 157

ADDRESS NEW OWNER (S) AS FOLLOWS	XXXXXXXX SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY H. CROWDER (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	Map 64-12-A
944 Old Fountain Court (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	Parcel 944
Hermitage, TN 37076 (CITY) (STATE) (P O ZIP)	Richmond, Virginia 23219-3736 (CITY) (STATE) (P O ZIP)	4D-89681

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BARBARA J. BOONE, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO LARRY H. CROWDER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 944 of Fox Run Condominiums, Section 2, as of record in Plat Book 5200, page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Barbara J. Boone, unmarried, by deed from Gwendolyn D. Noonan and husband, Douglas V. Noonan, dated March 15, 1990, recorded March 20, 1990 in Book 8067, page 906, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to such easements, covenants, restrictions, and other matters as are of record and pertain to the aforesaid Property as of the date hereof including, but not limited to, a Deed of Trust/Mortgage executed by Barbara J. Boone to D. J. Atkins and Donald W. Courtney, Trustees dated March 15, 1990, to secure to Sovran Mortgage Corporation or its successors in interest thereunder (the "Noteholder") the payment of a Note dated March 15, 1990 (the "Note"), executed by Barbara J. Boone payable to the order of said Noteholder. Said Deed of Trust/Mortgage is recorded at Book 8067, page 909, in the Register's Office for Davidson County, Tennessee.

CONTINUED ON EXHIBIT A ATTACHED HERETO.

0143 06/04 0101 03CHECK 237.70

unimproved ( )
This is improved (XX) property, known as 944 Old Fountain Court, Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of May, 19 91

BARBARA J. BOONE

LARRY H. CROWDER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA J. BOONE, and LARRY H. CROWDER

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 19 91

Evelyn A. Wright
Notary Public

Commission Expires 1/23/93

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

EXHIBIT "A"

The total outstanding indebtedness to the Noteholder under the Note as of the date hereof is Sixty-Eight Thousand Nine Hundred Eighty Four Dollars and 23/100 ($68,984.23) and Larry H. Crowder by execution hereof agrees to be bound by the terms, conditions, and covenants of said Note and Deed of Trust/Mortgage, to assume the timely payment of all sums, including the total outstanding indebtedness.

As is evidenced by the signature of its duly authorized officer below, the Noteholder hereby consents to this Deed/Mortgage and Assumption Agreement. Notwithstanding anything herein to the contrary, Noteholder also hereby agrees that Barbara J. Boone will be released of liability on the Deed of Trust/Mortgage and Note.

WITNESSETH the following signatures and seals:

AGREED TO:

_____ (SEAL)
Larry H. Crowder

_____ (SEAL)
Barbara J. Boone

CONSENTED TO:

SOVRAN MORTGAGE CORPORATION

_____
William G. Stone
Vice President

ATTEST:

_____
Donald W. Courtney
Assistant Secretary

RECORDER'S MEMO
Legibility & Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY H. CROWDER AND BARBARA J. BOONE, within named bargainors, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 1991.

_____
Notary Public

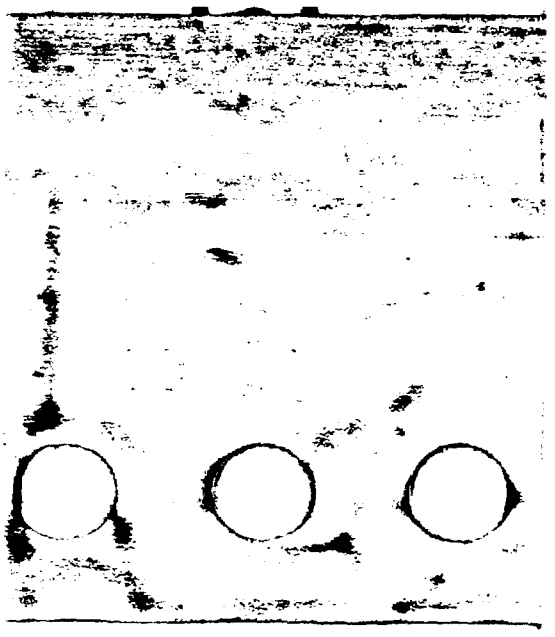
My commission expires: 1/23/93

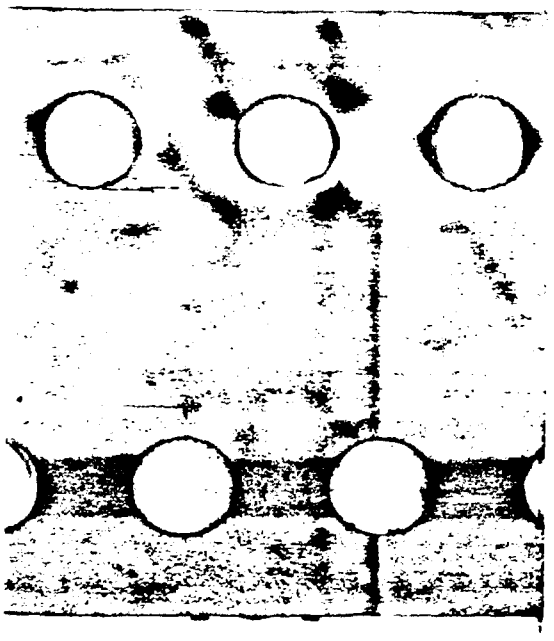
STATE OF VIRGINIA:
City of Richmond, To-wit:

I, Isabella Axelson, a Notary Public in and for the city aforesaid in the State of Virginia, do certify that William G. Stone, Vice President, and Donald W. Courtney, Assistant Secretary, respectively of Sovran Mortgage Corporation whose names as such are signed to the foregoing writing, have acknowledged the same before me in my city aforesaid.

My Commission expires on the 30th day of November, 1993.
Given under my hand this 30th day of May, 1991.

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8365 PAGE 160

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 69000.00
CON TX 227.70
PRFEE 1.00
MDEED 9.00
TOTAL 237.70
CHECK 237.70

06/04/91 01 08:11 0001 0143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19071

IDENTIFICATION

JUN 4 8 09 AM '91

No. 427225